

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**OCTOBER 10, 2013**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 10<sup>th</sup> day of October 2013. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Jim Gasaway  
Andy Sherrer  
Cindy Gordon  
Dave Boeck  
Tom Knotts  
Chris Lewis

MEMBERS ABSENT

Curtis McCarty  
Roberta Pailles  
Sandy Bahan

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Janay Greenlee, Planner II  
Ken Danner, Subdivision Development  
Manager  
David Riesland, Traffic Engineer  
Roné Tromble, Recording Secretary  
Kathryn Walker, Asst. City Attorney  
Rick Hoffstatter, GIS Analyst I  
Terry Floyd, Development Coordinator

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Item No. 4, being:

**O-1314-17 – ZAIN FUEL, INC. REQUESTS REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR LOTS 5 AND 6, BLOCK 23, CLASSEN-MILLER ADDITION AND APPROVAL OF A SPECIAL USE FOR A MIXED BUILDING IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR LOTS 1-6, BLOCK 23, CLASSEN-MILLER ADDITION, FOR PROPERTY LOCATED AT 1226 CLASSEN BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Site Plan
4. Renderings
5. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Janay Greenlee – As you said, it's a request for rezoning C-1, Local Commercial, to C-2 with a Special Use for a Mixed Building. The existing zoning is C-2 on Lots 1 through 4, and Lots 5 and 6 are currently C-1. They're requesting to go to C-2, with a Special Use for Lots 1 through 6. The existing zoning in the vicinity is R-3 to the east and the north, C-1 to the south, and PUD just to the west. That's the existing land use. That is looking at the site to the west as it is now, the mixed building to the south. That is where the proposed new mixed use building would go to the northeast side of the existing convenience store; the dumpster will be relocated. There are apartments across the street to the east. They are seeking to extend the Special Use through the entire parcel. That is the site plan with the proposed residential/retail on that northeast portion with the retail below and one residence above. I'd be happy to answer any questions.

**PRESENTATION BY THE APPLICANT:**

1. Mark Krittenbrink, 428 W. Eufaula, representing the applicant – It's pretty straight-forward. I'd be happy to answer any questions anybody has.

2. Mr. Sherrer – In the Pre-Development meeting it was discussed about the quality of the previous construction and some of the things that this particular phase – I think it was listed as the applicant's architect – I don't know who that was exactly. Talk a little bit about that and what you perceive being different.

3. Mr. Krittenbrink – I think the owner feels that he was given some bad information and construction took a long time to complete for what was essentially a pretty simple addition to the end of the building. So what we've tried to do, it's a much more solid construction technique. You can also see that we're doing a facelift to the front of the existing convenience store and tying in that addition that they made at the south end about two or three years ago now. Just trying to tie it in and make it a more cohesive project. I think you can tell that there's an addition done to the south end. So our goal is to kind of unify it all and create a little bit more of an architectural interest.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Andy Sherrer moved to recommend adoption of Ordinance No. O-1314-17 to City Council. Cindy Gordon seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Jim Gasaway, Andy Sherrer, Cindy Gordon, Dave Boeck, Tom  
Knotts, Chris Lewis

NAYS

None

ABSENT

Curtis McCarty, Roberta Pailes, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1314-17 to City Council, passed by a vote of 6-0.

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